This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

BOOK 4465 PAGE 11

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Dixon, et ux (NAME)	Same (NAME)	4D-4331S
53 Jones Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-three Thousand Five Hundred and No/100 ($23,500.00) ---------- *Dollars,* cash in hand paid by Joe Dixon and wife, Georgia B. Dixon, to Jim B. Hobson and wife, Juanita S. Hobson, the receipt of which is hereby acknowledged,

We, Jim B. Hobson and wife, Juanita S. Hobson, ----------

have this day bargained and sold, and do hereby transfer and convey unto the said Joe Dixon and wife, Georgia B. Dixon, and their ----------

---------- *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of Lot No. 19 on the Plan of River Vista Subdivision, as of record in Book 1424, page 118, Register's Office for said County, described according to a survey of Donald R. Carver, November 23, 1970, as follows:

BEGINNING at a point in the northwesterly margin of Jones Circle, at the common corner of Lots Nos. 19 and 20; thence with the line between said lots, north 69°54' west 134 feet to a point; thence north 11° east 256 feet to a point in the westerly margin of a 50 foot Street, dedicated for a street by instrument of record in Book 4142, page 257; thence with the margin of same, south 48° west 139.4 feet to a point in the beginning of a curve; thence around said curve, southwesterly to a point in the northwesterly margin of Jones Circle; thence with the margin of the same, southwesterly 37.1 feet to the point of beginning.

Being a part of the same property conveyed to Jim B. Hobson and wife, Juanita S. Hobson, by deed from Hattie Belle Halliburton, a widow, as the same appears of record in Book 2907, Page 278, RODC, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,500.00

Subscribed and sworn to before me, this the 4th day of Dec 19 70

Affiant Jim B. Hobson

My commission expires: 1-30-74 (Affix Seal)

Notary Public B B Wells

B. B. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 53 Jones Circle, Old Hickory, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Joe Dixon and wife, Georgia B. Dixon, and their ---------- *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe Dixon and wife, Georgia B. Dixon, and their ---------- *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 4th day of December, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jim B. Hobson

Juanita S. Hobson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, B B Wells *a Notary Public in and for said County and State,* Jim B. Hobson and wife, Juanita S. Hobson

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Old Hickory, Tennessee
this 4th *day of* December, 1970

B. WELLS NOTARY PUBLIC STATE OF TENNESSEE

B B Wells
Notary Public

Commission expires 1-30-74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in .....,
this ..... *day of* ....., *19*.....

.....
Notary Public

Commission expires .....

DEC-7?? CONV 23,500.00
DEC-7?? S'TAX A* 61.10
DEC-7?? PR'FEE A* .50
DEC-7?? W'DEED A* 3.00 * 64.60

WARRANTY DEED

FROM
JIM B. HOBSON, ET UX
TO
JOE DIXON, ET UX

A 98502

IDENTIF. REFERENCE

DEC 7 4 16 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail Buyer's Recruitt Road
Pt # 2
Mt. Juliet, Tenn